

DESIGN AND ACCESS STATEMENT

for

**PROPOSED CHANGE OF USE OF GROUND FLOOR SHOP
FROM BEAUTICIAN TO DENTAL SURGERY
INCLUDING SINGLE STOREY REAR EXTENSION**

at

**32 STATION ROAD, HAYLING ISLAND
HAMPSHIRE PO11 0EG**

April 2017

Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

■ Jeffrey Douglas Chartered Architect



1.0 Introduction

- 1.1 This Statement is to accompany a full planning application for the change of use of the Beautician salon known as 'Madeleine's' to a dental surgery on the ground floor of 32 Station Road, Hayling Island. The application also includes a proposed single storey extension to the rear to provide space for a third surgery room.
- 1.2 The applicants are in progress of acquiring the freehold of the property, including the first floor flat which would continue to be rented independently from the dental surgery.

2.0 Pre-Planning Consultations and Advice

- 2.1 The Applicants applied made a pre-application enquiry to the Council on 13 February 2017 for change of use of the current beauty salon to D1 for use as a dental practice. The enquiry was dealt with by Mrs T Pickup and given the reference GEN/17/00167.
- 2.2 No reference to an extension was included in the enquiry as it had not been established, at that time, whether this would be needed to accommodate a three surgery room practice.
- 2.3 The response given by letter dated 22 February confirmed that planning permission was required for change of use from Beauticians (Sui generis) to Use Class D1 as a dental practice.
- 2.4 As a community facility, it was considered that the change of use to a dental surgery was an appropriate use and that it would be compliant with the relevant Council Policies. It was concluded that such a change was likely to receive officer support.
- 2.5 It was noted in the response that separate permission may be needed for any advertising signage depending on size and illumination requirements.

3.0 Site & Building Analysis

- 3.1 The site is located in the south of Hayling Island within the area known as West Town. This area is established as a small local shopping centre.
- 3.2 The West Town Local Centre contains several restaurants, a fish and chip shop, bakery/coffee shop, solicitors and various other retail uses.
- 3.2 The existing premises appears to have formerly consisted of two shop units at the ground floor which had since been altered to create one shop unit. this likely pre-dated the change to a Beautician salon.
- 3.3 The first floor flat is self-contained with a separate entrance on the south side of the building.
- 3.4 The ground floor frontage has two shopfronts each with entrance doors, one of which is currently redundant. The front elevation has been rendered and painted in white and there is a large oval unilluminated sign placed centrally above the shopfronts.
- 3.5 The rear of the building has a full width single storey flat roofed addition. There is no access to the roof from the first floor flat above.
- 3.6 Access to the rear yard and car park from Station Road is via a shared right of way alongside no. 32b & 32c Station Road. This provides car parking and refuse bin storage areas.

4.0 Planning Proposals

- 4.1 It is proposed to convert the ground floor Beautician salon to a three surgery dental practice to accommodate two dentists and a dental hygienist. This includes a single storey rear extension needed to accommodate the third surgery.
- 4.2 The internal layout has been designed to meet modern standards of space and specialist equipment including a decontamination room and X-ray room plus waiting and reception, disabled and staff WCs and staff room. attention

has also been paid to ensure maximum availability of natural light particularly for the three surgery rooms and public areas.

- 4.3 The entrance has been recessed to provide shelter, shade the large area of glass to the waiting room and provide a ramp for wheelchair users clear of the public footpath. The window to Surgery 1 on the front elevation has been maximised.
- 4.4 The overall design of the new shopfront and entrance has been unified by means of a natural slate faced 'U' shaped arch feature which visually spans the full width of the building at ground floor level and enables signage to be placed on the horizontal fascia over the shopfronts to provide a simple contemporary look.
- 4.5 A separate application would be made for advertising signage if required.
- 4.6 The proposed rear extension is designed to match the existing rear addition with its flat roof and fascias aligning. The limited size of the extension allows a maximum of 5 no. car spaces to be accommodated in the rear car parking area.

5.0 Access

- 5.1 The entrance to the surgery would include a ramp for wheelchair users with a level threshold to comply with Part M of the Building Regulations. This ramp is contained within the recessed entrance so as not to encroach on the public footpath. Steps for ambulant disabled and able bodied visitors would also be provided.
- 5.2 Internal door and corridor widths would comply with standards for wheelchair users.

6.0 Storage of Waste

- 9.1 Space would be provided in the rear yard for a wheeled bin required for collection of medical waste by specialist contractor in addition to recyclable and non-recyclable waste.

7.0 Conclusion

- 7.1 It is considered that attention has been paid to pre-application advice and that this proposal would provide a much needed community facility for the increasing number of residents on Hayling Island.